Davidson County DEEDWARR
Recvd: 03/07/16 11:05 3 pgs
Fees:18.00 Taxes:980.50
20160307-0021393

#32861

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

G-VRES-16-1724-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Trey Brown	New owner	
(NAME)	(NAME)	
1724 Straightway Avenue		**072-14-412.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-2208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **PATY CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TREY BROWN, AN UNMARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot Nos. 38, 39 and 40 of Dr. E. T. Brown's Subdivision, of record in Plat Book 4350, Page 65, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 70 feet on the Southeasterly margin of Straightway Avenue and extends back between parallel lines 100 feet to a line in the rear.

Being the same property conveyed to Paty Construction, LLC by Quitclaim Deed from William Barksdale, of record in Instrument No. 20150728-0074240, Register's Office for Davidson County, Tennessee, dated July 27, 2015 and recorded on July 28, 2015. Being the same property conveyed to William Barksdale by Warranty Deed from Roy Waters, Jr., of record in Instrument No. 20150518-0045506, Register's Office for Davidson County, Tennessee, dated May 12, 2015 and recorded on May 18, 2015.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4350, Page 65, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1724 Straightway Avenue , Nashville, Tennessee 37206-2208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 4th DAY OF MARCH, 2016.

Paty Construction, LLC

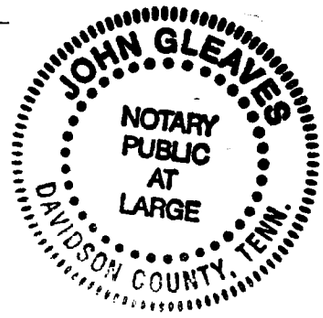
BY:_____
William Paty Barksdale
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM PATY BARKSDALE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of PATY CONSTRUCTION, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th of March, 2016.

_____
Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

